

Draft Meeting Notes

In attendance: Cameron Williams, Terry Finn, Jordan Royer, David Huchthausen, Josh Brower, Jeff Long

Staff: Tom Hauger, Radhika Nair, Geoff Wentlandt (Seattle Department of Planning and Development-DPD)

Kevin O'Neill, Cristina VanValkenburgh (Seattle Department of Transportation)

Roque Deherrera (Seattle Office of Economic Development)

Geri Poor, Joseph Gellings (Port of Seattle)

Other guests: Dave Gering

Summary of What We Heard

Transportation

Transportation was discussed as a major issue that needs to be addressed. Advisory group members expressed concern about perceived delays in the 'Industrial Areas Access Study' as well as the 'Freight Masterplan.' Kevin O'Neill provided information about the status of these two studies, noting that an RFP for the Access study will be issued this month and work on the Freight Master Plan will begin in the 3rd quarter of 2013. Cristina VanValkenburgh talked about the Arena EIS. She said SDOT was making sure freight issues were being fully addressed in the EIS and said a draft would be released in June. There will be opportunities to provide comments both at the time of the draft EIS and when the two freight studies get underway.

Group members also noted that transportation issues were not limited to Port and its trucking partners. Non-port related businesses have transportation issues, such as problems with access and parking that need to be studied as well.

Land Use Issues

The following points were made by the committee following a presentation by staff about existing zoning regulations in the industrial areas:

- Make sure to communicate that one of the intentions of the Stadium Transition Area Overlay District (STAOD) is to protect surrounding industrial uses
- The STAOD was originally intended as a buffer between the stadiums and industrial uses and not as a place for a new arena. The group expressed concern that if this area is filled

up with new uses, including the proposed new arena at the southern edge, a new buffer that takes land out of the MIC, could be required

- It was suggested that one outcome of this study could be stricter guidelines against removing land from the MIC or from industrial zoning designation
- Overall, there was broad agreement that some non-industrial uses should be permitted in the Duwamish, given its history as an area with a mix of uses and the need for services for people who work there
- The group also agreed that the most important thing is to restrict the **size** of permitted non-industrial uses and a square-footage limitation is more effective than use restrictions
- The distinction between principal and accessory uses can be fine-tuned. For example, office that is an accessory use is not subject to size of use limits. Maybe apply a percentage limit on the amount of use that can be considered accessory
- The current definition of Research and Development use works well because it describes laboratory facilities, and it does not appear to allow more office-type uses, such as software development. There are many other places in the City where uses that are more like office spaces can locate
- Enforcement of land use regulations is important
- Exceptions the City has granted, such as for Starbucks and the School District, weaken the code's protections
- Defining a new area as a Port Overlay District is not required since the Manufacturing Industrial Center boundary is already an overlay; and labeling the area as a "port overlay" could alienate small industrial businesses that are not directly connected to the Port
- A uniform set of restrictions that apply all over the MIC is more effective than a Port Overlay
- The value of the Port should be called out in some way because it is such an important part of the Duwamish

Next Meeting

Staff is planning for the next meeting to be held probably in late April and will bring some draft recommendations for the committee to comment on.

Other Information that would be useful:

1. Container Terminal Element of Comprehensive Plan

2. *Information about transportation issues addressed by arena EIS*